



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
 Staffordshire Moorlands District Council
 Moorlands House
 Stockwell Street
 Leek
 ST13 6HQ

Application Type: COU

Applicant:

Mr Colin Pearce Land At North Plantation, Tenford Lane,
 Tean, ST10 4EL

Officer: Nawaz Malik

Our Reference: SMD20250051DET

District Reference: DET/2025/0051

Date Received: 15-Dec-2025

Date Responded: 28-Jan-2026

Particulars of Development:

Application to determine if prior approval is required for proposed Conversion of an Agricultural building to form a single dwelling (C3 residential use)

Location of Development:

Land at North Plantation, Tenford Lane, Tean, ST10 4EL

Recommendation Summary: Conditional

Site Visit Conducted on: 26-Dec-2025

Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Tenford Lane within 215 metres either side of the property accesses for the previous five years.

Background

Tenford Lane is an unclassified road (Road No. D1194) with a speed limit of 60 mph. Tenford Lane has no footways on development side of the carriageway. The road is unlit.

History

DET/2023/0017 Proposed Change of Use of Agricultural Building to Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion

Description of Proposal

Application to determine if prior approval is required for proposed Conversion of an Agricultural building to form a single dwelling (C3 residential use).

Comment on Information submitted

The access is existing as a gated access.

This application is a revised scheme following approval DET/2023/0017. Following a change in family circumstances the applicant wishes to pursue a smaller dwelling whilst retaining building space restricted to agricultural storage only.

Recommendations

I have no objection subject to the following being secured via conditions:

1 The development hereby permitted shall not be brought into use until the access drive rear of the public highway has been surfaced and thereafter maintained in a bound material for a minimum distance of 5m back from the carriageway edge in accordance with details to be first submitted to and approved in

writing by the Local planning authority. The access shall thereafter be surfaced in accordance with the approved details.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority